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North Hollywood Community Plan

a Part of the General Plan
of the City of Los Angeles

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OCT 8 1984

UNIVERSITY OF CALIFORNIA

prepared by the Department of City Planning

Los Angeles, California



North Hollywood Community Plan • City of Los Angeles

The North Hollywood Community Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PURPOSES

USE OF THE PLAN

The purpose of the North Hollywood Community Plan is to provide an official guide to the future development of the community for the use of the City Council, the Mayor, the City Planning Commission; other concerned governmental agencies, residents, property owners, and businessmen of the community; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the community within the larger framework of the City; guide the development, betterment and change of the community to meet existing and anticipated needs and conditions; contribute to reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan, provided the total acreage of each type of land use, the land use intensities and the physical relationships among the various land uses are not altered.

The Plan is **not** an official **zone map**, and while it is a guide, it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to review and amendment within five years to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of North Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 1990.
3. To make provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.
 - To encourage the preservation and enhancement of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.
 - To provide multiple-dwelling units for those who cannot afford or do not desire to own their own home, emphasizing the area surrounding the North Hollywood Business District.
4. To promote economic well being and public convenience through:
 - a. allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesignating underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries;
 - b. designating land for industrial development that can be so used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.
5. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development by:
 - a. providing neighborhood parks and recreational facilities, including bicycle paths that utilize rights-of-way and other public lands where feasible;
 - b. enlarging and expanding library facilities and services to better serve the community;



- c. modernizing and enlarging school facilities and providing community educational centers to help residents with special problems;
- d. improving street lighting throughout the area.

6. To make provision for a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.

7. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.

8. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the community.

POLICIES

The North Hollywood Community Plan has been designed to accommodate the anticipated growth in population and employment of the community to the year 1990. The Plan does not seek to promote nor to hinder growth; rather, it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands and the concentration of commercial and residential development into North Hollywood Center (business district and environs), connected to other major Centers of the City by a rapid transit network. The Plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. Similarly, the Plan proposes industrial uses in areas where they will not adversely affect surrounding development.

The Plan stresses the need for the improvement of existing public facilities and the provision of additional facilities to satisfy the needs of both the present and projected populations.

LAND USE

COMMERCE

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1990, as computed by the following standards:

- a. 0.6 acres per 1,000 residents for commercial uses for neighborhood- or convenience-type commercial areas;
- b. 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

In general, off-street parking should be provided at a ratio of not less than 3 square feet for each square foot of commercial floor area. For each community, neighborhood and regional shopping area as specified on the Plan Map and at a ratio of not less than 2 square feet for each square foot of floor area for limited and highway-oriented commercial uses. Parking for each commercial establishment's employees will be furnished on site. Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer and shall be separated from residential uses by means of at least a wall and/or landscaped setback of sufficient nature to retain the aesthetics of the residential areas.

Within the neighborhood and highway-oriented commercial areas, the height of commercial buildings shall be restricted to three stories or 45 feet. In neighborhood commercial areas, gas stations should be allowed only under conditional use permit.

The average floor area in community commercial areas should not be more than three times the buildable area of the property.

Features:

The Plan provides approximately 588 acres of commercial and related parking uses. The economic health of North Hollywood depends on the vitality of, first, the core of the North Hollywood Center (North Hollywood Business District) and second, the Valley Laurel Plaza regional shopping area. The North Hollywood Business District, the historical focal point of the community, should be developed with professional offices, junior department stores, other retail stores, financial establishments and entertainment facilities. It should be served by a rapid transit station.

Additional off-street parking is proposed to serve Valley Plaza. The United States Naval Reserve site, scheduled to be phased out, is suggested for commercial development. As this site is a part of the shopping complex, its development should be conditioned upon additional parking and improved ingress-egress to the shopping area.

The Plan proposes that the quantity of strip commercial zoning along certain streets outside of the North Hollywood Business District and Valley Laurel Plaza be reduced by redesignating underutilized and unneeded commercial zones for residential use. Nucleated neighborhood commercial shopping areas are proposed in strategic locations to maximize shopper convenience.

HOUSING

Standards and Criteria:

Property in residential zones permitting densities in excess of those designated on the Plan shall be classified to more appropriate zones. Stable, low-density residential areas are generally described as meeting these criteria:

1. Areas zoned for single-family housing and used exclusively for that purpose;
2. Areas zoned for apartments, which have less than 25% of their land developed for that purpose;
3. Areas containing single-family housing having a useful life to 1990 or longer;
4. Single-family housing areas having less than 10% substandard housing. High- medium and

medium density residential areas will be encouraged around the North Hollywood Business District.

Apartments should be soundproofed and be provided with adequate open space and usable recreation areas.

Features:

The Plan proposes that the low-density residential character of North Hollywood be preserved and that single-family residential neighborhoods be protected from encroachment by other types of uses.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic and ethnic backgrounds. Additionally, low- and moderate-income housing is needed in all parts of the City. Replacement housing for families displaced by new development shall be provided elsewhere in the community.

The Plan also recommends the development of senior citizens housing near the North Hollywood Center. This would be advantageously located adjacent to the North Hollywood Park facilities for the elderly, the regional library, shopping and entertainment and the rapid transit station. The Plan seeks to provide a better residential environment. This could include landscaping and other buffering devices to separate residential uses from commercial and/or industrial uses.

The proposed residential density categories and their capacities are:

Densities	Dwelling Units Per Gross Acre*	% of Gross Acres	Pop. Capacity
Very Low	1+ to 3	115	2.4
Low	3+ to 7	2,999	62.9
Low Med. I	7+ to 12	237	5.0
Low Med. II	12+ to 24	773	16.2
Medium	24+ to 40	532	11.1
High-Med.	40+ to 60	113	2.4
TOTALS		4,769	100.0
*Gross acreage includes streets.			
Plan capacity is 5.2% in excess of the projected figure.			

In order to promote revitalization and improvement of residential properties in the North Hollywood Redevelopment Project area, the Community Redevelopment Agency may, for developments that are subject to development and participation agreements between the Agency and the owner developer, authorize new housing to be developed with more dwelling units per acre than otherwise permitted in this plan to achieve greater flexibility in housing design and well planned neighborhoods offering variety in housing and environment to all socio-economic groups and to provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the owner/developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided for in the density limits of this plan shall be known as bonus units. The owner developer shall obtain all of the applicable City approvals as may be necessary.

Accordingly, the Agency, after consultation with the Project Area Committee, may authorize and approve bonus units provided that:

1. No parcel shall be developed at a residential density which exceeds more than 50 percent the density limitations for that parcel as set forth on the Plan Map.
2. The total number of dwelling units permitted in areas designated as Residential or Commercial in the North Hollywood Redevelopment Project Area shall not exceed 15,000 and the Community Redevelopment Agency shall not authorize and approve more than 1,500 bonus units.
3. The Community Redevelopment Agency shall impose such other conditions as are necessary to ensure that all developments will contribute to a desirable residential environment and long-term neighborhood stability.
4. Density bonus units shall not be authorized or approved in residential areas with a "Low" designation.
5. In no case shall this provision preclude residentially designated property from being developed to the density permitted on the Plan Map.

INDUSTRY

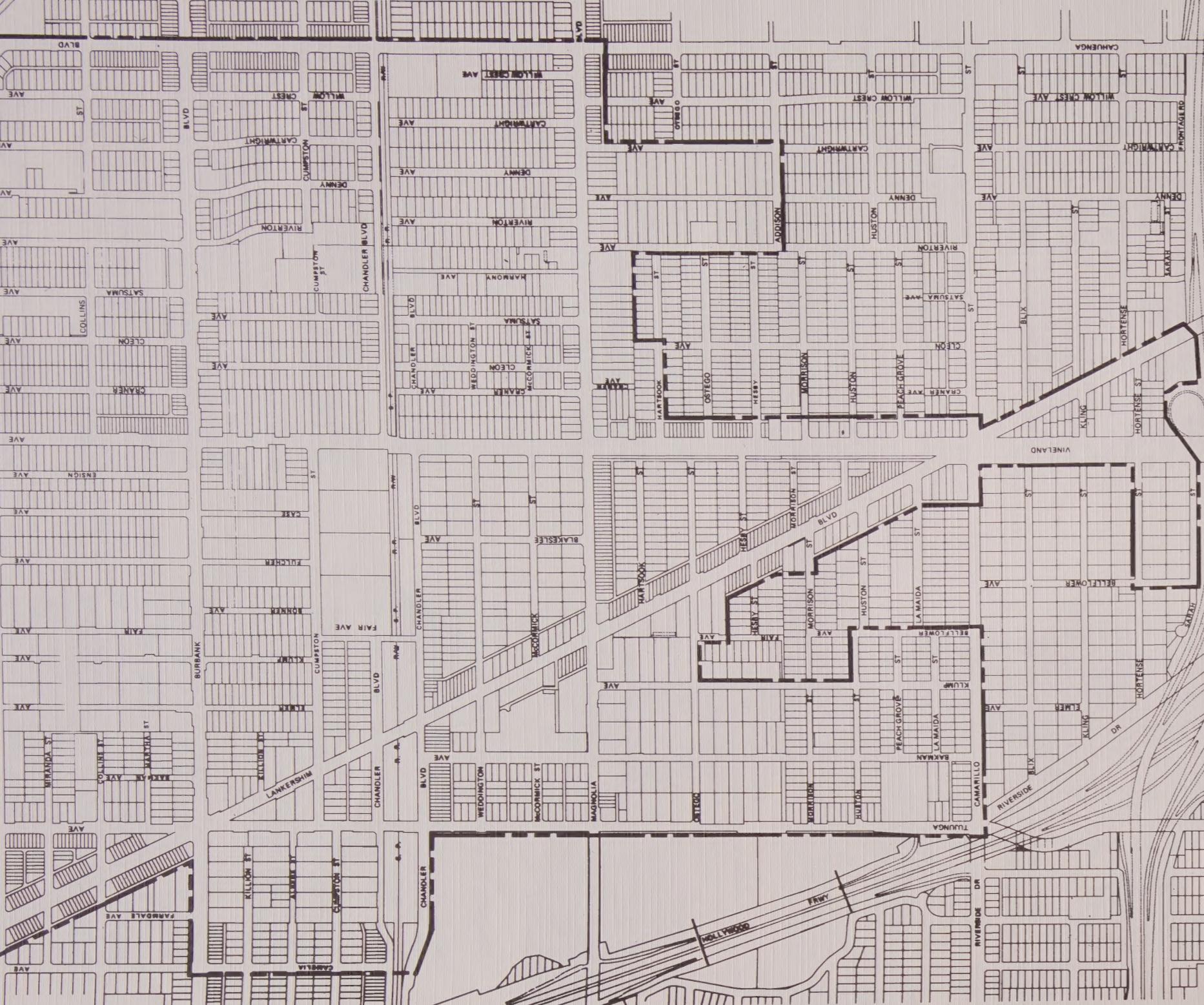
Standards and Criteria: Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. Industrial lands should be accessible to railways, public utilities and transportation.

Parking for general industrial lands should be provided at a ratio of one stall for each 350 square feet of gross floor area, but not less than three stalls for each four employees on the main shift. Parking for warehouse or storage uses should be provided at a ratio of one stall for each 1,000 square feet of gross floor area but not less than one stall for each employee on the main shift. On-street parking should be prohibited in industrial areas. Off-street parking areas shall be located in the peripheries of industrial sites to serve as buffers and shall be separated from adjacent private and public uses by a wall and/or landscaped setback.

Within limited and light industrial areas, the height of industrial buildings shall be restricted to three stories or 45 feet. Features:

The Plan designates 439 acres for light and limited industrial uses. Industrially designated land is located in two areas: along the railroad tracks in downtown North Hollywood and north of Sherman Way and Vanowen Street in the northern portion of the Plan area.

The light industrial areas north and south of Sherman Way are proposed to be buffered by limited industrial uses, parking and landscaping around the periphery.



PROJECT BOUNDARY

NORTH HOLLYWOOD REDEVELOPMENT PROJECT

The Plan proposes that all local streets in and around the industrial areas to collector street standards.

PUBLIC TRANSPORTATION

The Plan proposes that rapid transit serve the North Hollywood Center.

In order to facilitate the movement of shoppers between Valley-Laurel Plaza and the North Hollywood Business District, mini-bus service is recommended. This service will also provide easier access between the more dense residential areas and those commercial areas.

SERVICE SYSTEMS

The public facilities shown on this Plan are to be developed in accordance with the standards for need, site area, design and general location expressed in the Service Systems Element of the General Plan. (See individual facility plans for specific standards.) Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities at all times.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in density shall be effected by zone change or subdivision unless it is determined that such facilities are adequate to serve both the community and the proposed development.

PARKS AND RECREATION:

Standards and Criteria:

The Plan designates two standard types of local parks:

Neighborhood Recreational Sites - 1 acre per 1,000 residents; minimum site size 5 acres; service radius 1 mile; and

Community Recreational Site - 1 acre per 1,000 residents; minimum site size 15 acres; service radius 3 miles.

At times it will be necessary for portions of recreational sites to be used for public rights-of-way and easements.

The Plan proposes:

a) The completion of the ramp system for the Hollywood-Ventura Freeway interchange.

b) The upgrading of Coldwater Canyon Avenue to major highway standards and the designation of Radford Avenue as a collector street rather than a secondary highway.

c) The improvement of Tujunga Avenue between Burbank Boulevard and the Ventura Freeway as a modified secondary highway.

d) Special emphasis on the improvement of Magnolia Boulevard between the Hollywood Freeway and Vineyard Avenue to Secondary highway standards as part of the North Hollywood Redevelopment Project.

e) The redesigning of two problem intersections along Lankershim Boulevard from Camarillo to Vineyard as two collector streets. The circulation system in the industrial areas should be designed to accommodate the industrial traffic and discourage disturbance to residential areas. In order to alleviate the industrial circulation pattern.

f) The improvement of Chandler Boulevard from Camarillo to Vineyard as two collector streets.

The circulation system in the industrial areas should be designed to accommodate the industrial traffic and discourage disturbance to residential areas. In order to alleviate the industrial circulation pattern.

Features:

In accordance with the above standards, the Plan proposes six new neighborhood parks and the expansion of Valley Plaza Park at two locations. Recreational usage is proposed in the vicinity of Hewitt Dump site, located near the Hollywood Freeway. In addition, the commercial site at the northwest corner of Victory Boulevard and Vineyard Avenue should be developed as a community park. The continued subsidence problems of this former land fill site appear to make it unsuitable for commercial usage.

The Plan urges the continued improvement of park and recreational facilities so as to maximize their use. It also proposes utilization of flood control and power line rights-of-way for open space purposes and/or hiking and bicycle trails where appropriate.

SCHOOLS

Standards and Criteria: Elementary schools should be located on sites that are safe, conveniently accessible and free from heavy traffic, excessive noise and incompatible land uses. Where

ever possible, schools and local recreational facilities should be located near each other.

Features:

The Plan proposes dual use of school facilities for the general public after hours and on weekends. School grounds should be landscaped so as to facilitate after-hour recreational use. Elementary school recreational facilities would more likely be used by neighborhood children of both elementary school and preschool ages. The more extensive facilities of junior and senior high schools can be used by all age groups, including the continued use of school auditoriums for community meetings.

The Plan also suggests that school buildings built prior to enactment of the 1933 Field Act earthquake safety standards be upgraded to provide for the safety of the children.

The Plan proposes the location of child-care centers on or near school sites in order to provide for the needs of working mothers and single-parent families.

LIBRARIES

Standards and Criteria: The Plan aims to satisfy the projected community need for library service by incorporating the following standards:

- One regional library per 250,000 to 300,000 residents with a minimum size of 1.25 acres.
- One branch library per 25,000 to 50,000 residents with a maximum service area of a 2-mile radius and a minimum size of 5 acres.
- Traveling bookmobiles supplementing the above.

The Plan proposes the enlargement of the North Hollywood Regional Library facilities to better serve the increased population of the East San Fernando Valley, the expansion of bookmobile services to remote portions of the community and the use of supervised school library facilities by the general public.

HEALTH FACILITIES

The Plan proposes that adequate 24-hour emergency treatment facilities, including emergency prescriptions be provided to serve the community.

AIRPORT

This Plan proposes that strong programs be initiated to reduce noise emanating from airport operations at Burbank-Glendale-Pasadena Airport. The City should adopt, and strongly urge the City of Burbank to also adopt, all provisions and the standards now included in the Department of Aeronautics Noise Standards Regulations, as adopted November 10, 1970, Title 4, Subchapter 6, of the California Administrative Code, in accordance with Division 9, Part 1, Chapter 4, Article 3 of the California Public Utilities Code. Repeal or amendment of these regulations by the State should not affect this section of the Plan.

Burbank-Glendale-Pasadena Airport flight patterns should be restricted from residential areas to the maximum extent possible.

PROGRAMS

These programs establish a framework for guiding development of the North Hollywood community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are required:

- Continued development of the highway and street systems in conformance with existing programs;
- Continued planning of and improvements to the public transportation system the community;
- Completion of the Hollywood-Ventura Freeway interchange.

B. Recreation, Parks and Open Space
Expansion and improvement of needed local parks throughout the community should be accelerated where feasible.

Site acquisition and development of neighborhood parks throughout the community should take precedence over that of community parks. The northeast portion of the community should be given first consideration.

The City should encourage continuing efforts by County, State and Federal agencies to acquire lands for publicly owned open space. Also, a concerted program should be established for beautification and multi-purpose use, including bikeways, of open space along freeways and on other public properties.

C. Schools
To improve future school facilities the following are required:

- Upgrade pre-1933 school buildings to the Field Act earthquake standards.
- Initiate the closing of Lankershim Elementary School and the relocation of its students to other expanded schools or to a new school.
- Initiate site acquisition for the expansion of existing facilities at Oxnard Street, Burbank Boulevard, Victory Boulevard and Toluca Lake Elementary Schools.

D. Other Public Facilities
The development of other public facilities should be sequenced and timed to provide a balance between land use and public services at all times.

New power lines should be placed underground and a program for the under-grounding of existing lines should be developed.

A building setback line along the railroad rights-of-way should be initiated to aid in the beautification of the community by eliminating billboards and other unsightly structures therein.

A study should be initiated by the local public health planning agency to determine adequacy of existing 24-hour emergency and drug prescription facilities and the need for additional facilities.

II. PRIVATE PARTICIPATION

Citizen groups, including the North Hollywood Chamber of Commerce, are encouraged to undertake private actions in concert with the Community Redevelopment Agency in its project area for community improvements, such as:

- Initiation by property owners and merchants of programs to rehabilitate commercial improvements and increase off-street parking facilities, particularly along Lankershim Boulevard.
- Promoting street tree planting in commercial areas throughout the Plan area.
- Programs to improve the general environment, particularly to encourage landscaping programs along railroad rights-of-way, power line rights-of-way and the flood control channel.
- Sponsoring industrial and commercial promotional programs to market new sites.
- Establishment of a development corporation to channel private development interests and resources towards the implementation of the North Hollywood Center.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of the Plan:

- Townhouse Zoning: Attached single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed low-medium density residential areas.
- Design: Requirement that all new and rebuilt public and private facilities observe improved site design standards.
- Buffer Strip Zoning: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking or other use purposes.
- Vertical Zoning: Provision for residential use of the upper floors of high-rise structures or other appropriate combinations of uses.
- Industrial Park: Special regulations and requirements for industrial developments, including requirements for landscaped setbacks.
- Open Space Tax Relief: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature of a proposal for tax relief for privately owned lands planned for conservation and open space uses.
- Property Improvement Tax Relief: Tax laws should be revised to provide incentives to property owners making improvements on their property. Property owners allowing their property to deteriorate should be penalized.
- Aircraft Performance Noise Standards: Revisions to the Los Angeles Planning and Zoning Code to include standards for maximum noise emanating from airports affecting Los Angeles City.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- The City can initiate redesignation to zones appropriate to the Plan.
- Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone.

North Hollywood has many areas where commercial, industrial and multiple residential zoning intrude into single-family residential neighborhoods. These areas will have to be contained and eventually converted to more appropriate uses to achieve the objectives of the Plan.

Zoning to provide for an industrial park will be encouraged.

V. SPECIFIC PLANS

Prepare a study of the circulation and parking problems in the Valley Plaza shopping areas.

VI. CODE ENFORCEMENT

A Code enforcement program should be applied to the North Hollywood community to ensure proper maintenance of the community's housing, commercial and industrial supply.

VII. NORTH HOLLYWOOD REDEVELOPMENT PLAN

The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1973. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework for implementing community revitalization activities. All development, including the construction of new buildings and the remodeling and expansion of existing buildings, must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.

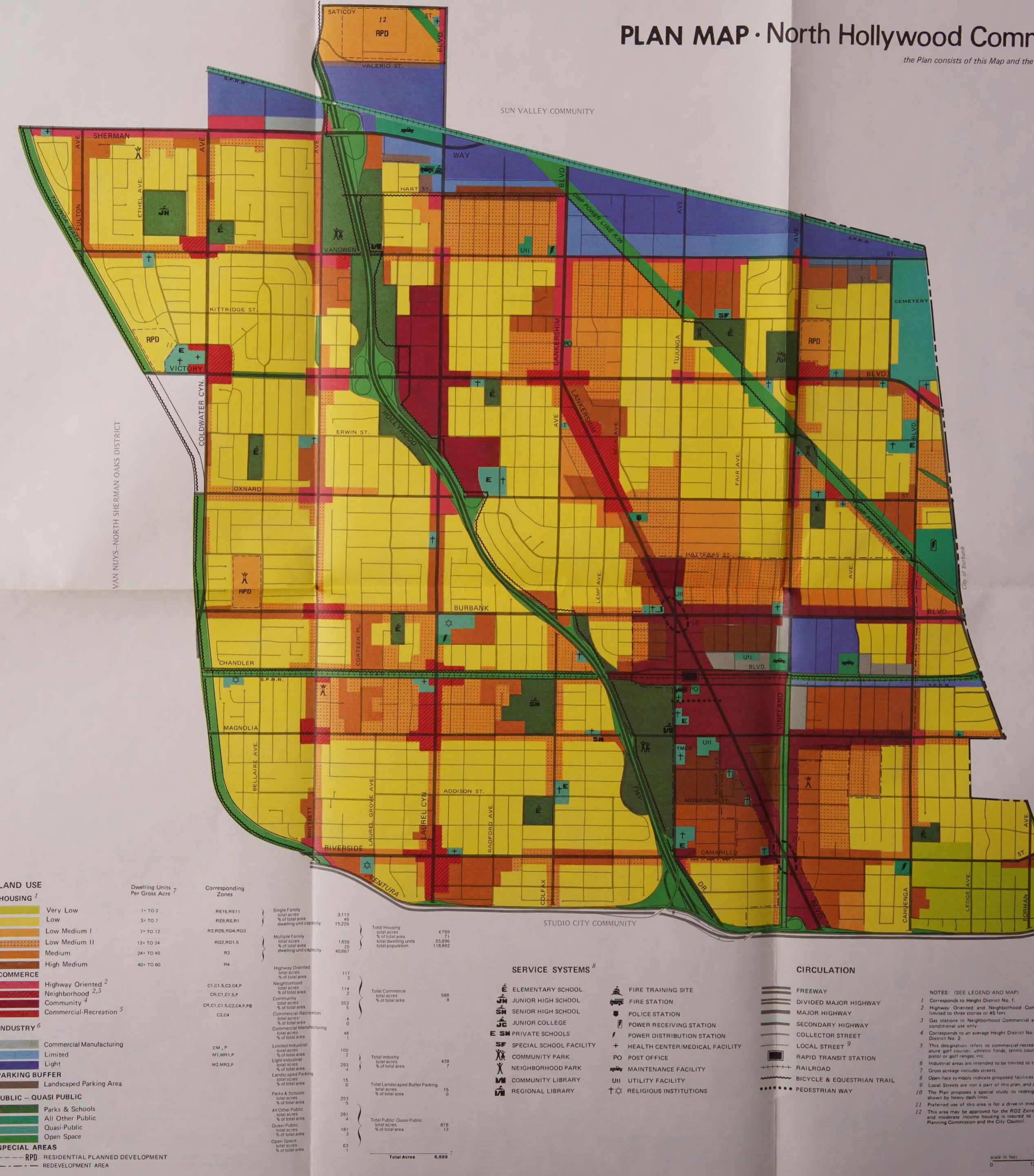
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The Plan proposes a special study to redesign the problem intersections shown by heavy lines.

The Plan may be approved for the ROD Zone if the development of low and moderate income housing is insured to the satisfaction of the City Planning Commission and the City Council.

PLAN MAP - North Hollywood Community

The Plan consists of this Map and the accompanying text.



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Features:

The Plan proposes dual use of school facilities for the general public after hours and on weekends. School grounds should be landscaped so as to facilitate after-hour recreational use. Elementary school recreational facilities would more likely be used by neighborhood children of both elementary school and preschool ages. The more extensive facilities of junior and senior high schools can be used by all age groups, including the continued use of school auditoriums for community meetings.

The Plan also suggests that school buildings built prior to enactment of the 1933 Field Act earthquake safety standards be upgraded to provide for the safety of the children.

The Plan proposes the location of child-care centers on or near school sites in order to provide for the needs of working mothers and single-parent families.

LIBRARIES

Standards and Criteria: The Plan aims to satisfy the projected community need for library service by incorporating the following standards:

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- Traveling bookmobiles supplementing the above.

The Plan proposes the enlargement of the North Hollywood Regional Library facilities to better serve the increased population of the East San Fernando Valley, the expansion of bookmobile services to remote portions of the community and the use of supervised school library facilities by the general public.

HEALTH FACILITIES

The Plan proposes that adequate 24-hour emergency treatment facilities, including emergency prescriptions be provided to serve the community.

AIRPORT

This Plan proposes that strong programs be initiated to reduce noise emanating from airport operations at the Burbank-Glendale-Pasadena Airport. The City should adopt, and strongly urge the City of Burbank to also adopt, all provisions and the standards now included in the Department of Aeronautics Noise Standards Regulations, as adopted November 10, 1970, Title 4, Subchapter 6, of the California Administrative Code, in accordance with Division 9, Part 1, Chapter 4, Article 3 of the California Public Utilities Code. Repeal or amendment of these regulations by the State should not affect this section of the Plan.

Burbank-Glendale-Pasadena Airport flight patterns should be restricted from residential areas to the maximum extent possible.

PROGRAMS

These programs establish a framework for guiding development of the North Hollywood community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are required:

- Continued development of the highway and street systems in conformance with existing programs;
- Continued planning of and improvements to the public transportation system the community;
- Completion of the Hollywood-Ventura Freeway interchange.

B. Recreation, Parks and Open Space

Expansion and improvement of needed local parks throughout the community should be accelerated where feasible.

Site acquisition and development of neighborhood parks throughout the community should take precedence over that of community parks. The northeast portion of the community should be given first consideration.

The City should encourage continuing efforts by County, State and Federal agencies to acquire lands for publicly owned open space. Also, a concerted program should be established for beautification and multi-purpose use, including recreation, open space, and framework

A building setback line along the railroad rights-of-way should be initiated to aid in the beautification of the community by eliminating billboards and other unsightly structures therein.

A study should be initiated by the local public health planning agency to determine adequacy of existing 24-hour emergency and drug prescription facilities and the need for additional facilities.

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- Initiation by property owners and merchants of programs to rehabilitate commercial improvements and increase off-street parking facilities, particularly along Lankershim Boulevard.
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- Buffer Strip Zoning: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking or other use purposes.
- Vertical Zoning: Provision for residential use of the upper floors of high-rise structures or other appropriate combinations of uses.
- Industrial Park: Special regulations and requirements for industrial developments, including requirements for landscaped setbacks.
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Zoning to provide for an industrial park will be encouraged.

V. SPECIFIC PLANS

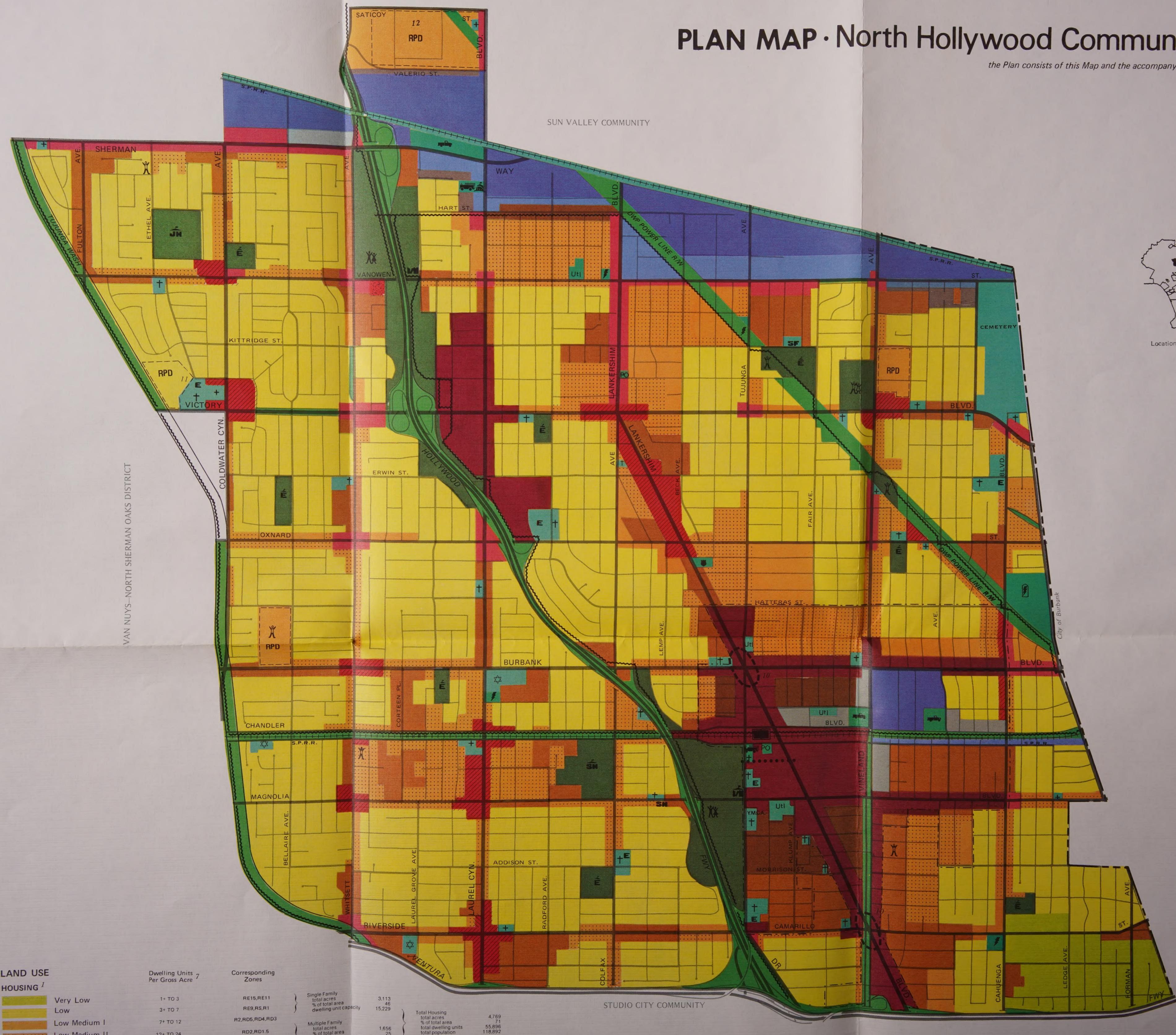
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PLAN MAP • North

PLAN MAP • North Hollywood Community

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A. Circulation

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- Continued planning of and improvements to the public transportation system in the community;
- Completion of the Hollywood-Ventura Freeway interchange.

B. Recreation, Parks and Open Space

Expansion and improvement of needed local parks throughout the community should be accelerated where feasible.

Site acquisition and development of neighborhood parks throughout the community should take precedence over that of community parks. The northeast portion of the community should be given first consideration.

The City should encourage continuing efforts by County, State and Federal agencies to acquire lands for publicly owned open space. Also, a concerted program should be established for beautification and multi-purpose use, including bikeways, of open space along freeways and on other public properties.

C. Schools

To improve future school facilities the following are required:

- Upgrade pre-1933 school buildings to the Field Act earthquake standards.
- Initiate the closing of Lankershim Elementary School and the relocation of its students to other expanded schools or to a new school.
- Initiate site acquisition for the expansion of existing facilities at Oxnard Street, Burbank Boulevard, Victory Boulevard and Toluca Lake Elementary Schools.

D. Other Public Facilities

The development of other public facilities should be sequenced and timed to provide a balance between land use and public services at all times.

New power lines should be placed underground and a program for the undergrounding of existing lines should be developed.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of the Plan.

- Townhouse Zoning: Attached single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed low-medium density residential areas.
- Design: Requirement that all new and rebuilt public and private facilities observe improved site design standards.
- Buffer Strip Zoning: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking or other use purposes.
- Vertical Zoning: Provision for residential use of the upper floors of high-rise structures or other appropriate combinations of uses.
- Industrial Park: Special regulations and requirements for industrial developments, including requirements for landscaped setbacks.
- Open Space Tax Relief: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature of a proposal for tax relief for privately owned lands planned for conservation and open space uses.
- Property Improvement Tax Relief: Tax laws should be revised to provide incentives to property owners making improvements on their property. Property owners allowing their property to deteriorate should be penalized.
- Aircraft Performance Noise Standards: Revisions to the Los Angeles Planning and Zoning Code to include standards for maximum noise emanating from airports affecting Los Angeles City.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- The City can initiate redesignation to zones appropriate to the Plan.
- Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone.

North Hollywood has many areas where commercial, industrial and multiple residential zoning intrude into single-family residential neighborhoods. These areas will have to be contained and eventually converted to more appropriate uses to achieve the objectives of the Plan.

Zoning to provide for an industrial park will be encouraged.

V. SPECIFIC PLANS

Prepare a study of the circulation and parking problems in the Valley Plaza shopping areas.

VI. CODE ENFORCEMENT

A Code enforcement program should be applied to the North Hollywood community to ensure proper maintenance of the Community's housing, commercial and industrial supply.

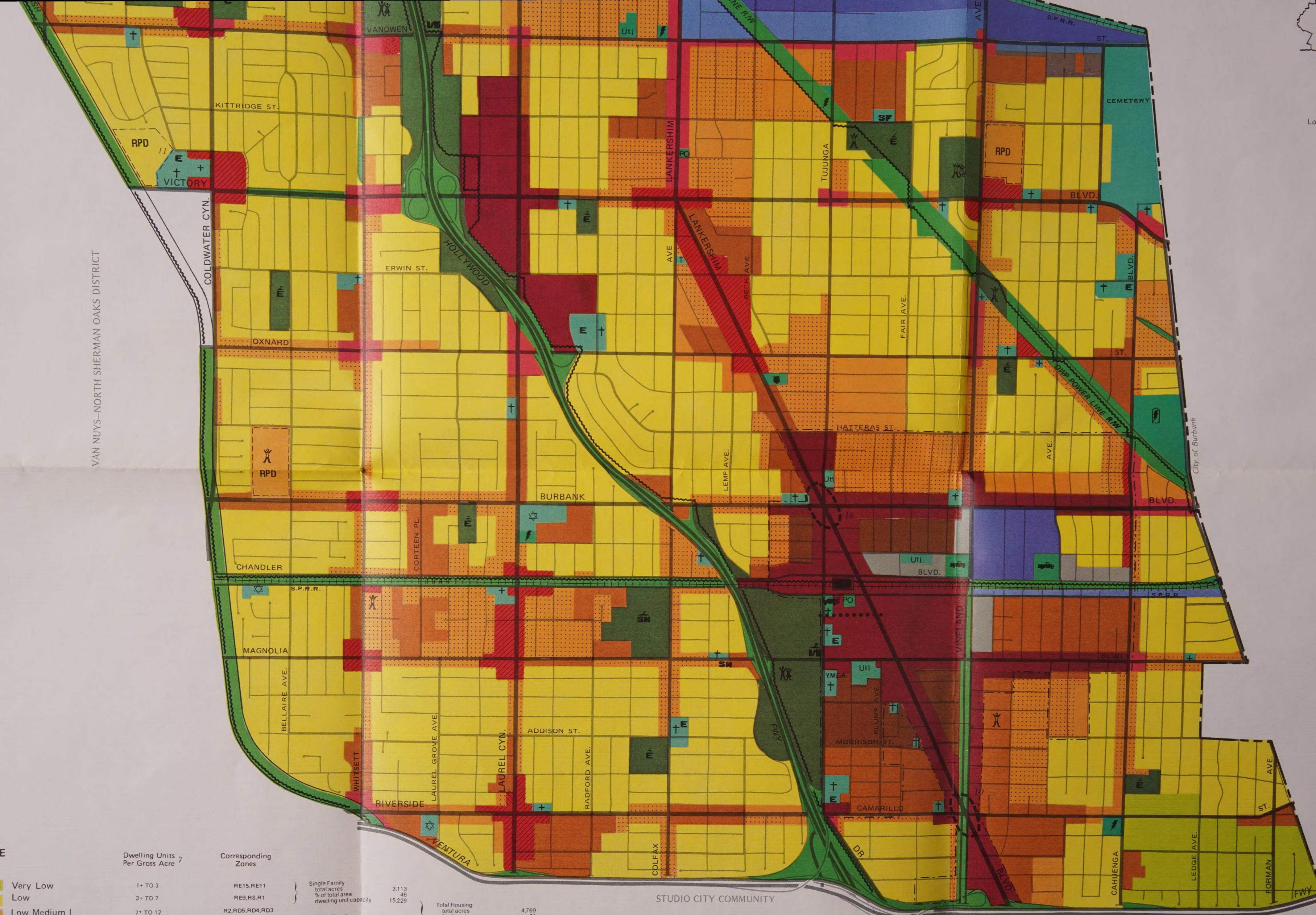
VII. NORTH HOLLYWOOD REDEVELOPMENT PLAN

The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1979. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework for implementing community revitalization activities. All development, including the construction of new buildings and the remodeling and expansion of existing buildings, must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.





Location Map



LAND USE

HOUSING¹

	Dwelling Units Per Gross Acre ⁷	Corresponding Zones
Very Low	1+ TO 3	RE15,RE11
Low	3+ TO 7	RE9,RS,R1
Low Medium I	7+ TO 12	R2,RD5,RD4,RD3
Low Medium II	12+ TO 24	RD2,RD1.5
Medium	24+ TO 40	R3
High Medium	40+ TO 60	R4

COMMERCE

Highway Oriented ²	C1,C1.5,C2,C4,P
Neighborhood ^{2,3}	CR,C1,C1.5,P
Community ⁴	CR,C1,C1.5,C2,C4,P,PB
Commercial-Recreation ⁵	C2,C4

INDUSTRY⁶

Commercial Manufacturing	CM , P
Limited	M1,MR1,P
Light	M2,MR2,P

PARKING BUFFER

Landscaped Parking Area

PUBLIC - QUASI PUBLIC

Parks & Schools	All Other Public
Quasi-Public	Quasi-Public
Open Space	Open Space

SPECIAL AREAS

— RPD RESIDENTIAL PLANNED DEVELOPMENT
— REDEVELOPMENT AREA

Dwelling Units Per Gross Acre⁷

Single Family	total acres	% of total area	dwelling unit capacity
	3,113	46	15,229
Multiple Family	total acres	% of total area	dwelling unit capacity
	1,656	25	40,667
Total Housing	total acres	% of total area	
	4,769	71	
Total dwelling units			55,896
Total population			118,892

Corresponding Zones

Highway Oriented	total acres	% of total area	
	117	2	
Neighborhood	total acres	% of total area	
	114	2	
Community	total acres	% of total area	
	353	5	
Commercial-Recreation	total acres	% of total area	
	4	0	
Commercial Manufacturing	total acres	% of total area	
	46	1	
Limited Industrial	total acres	% of total area	
	100	2	
Light Industrial	total acres	% of total area	
	293	4	
Landscape Parking	total acres	% of total area	
	15	0	
Parks & Schools	total acres	% of total area	
	353	5	
All Other Public	total acres	% of total area	
	281	4	
Quasi-Public	total acres	% of total area	
	181	3	
Open Space	total acres	% of total area	
	63	1	
Total Industry	total acres	% of total area	439
Total Landscaped Buffer Parking	total acres	% of total area	15
Total Parks & Schools	total acres	% of total area	878
Total All Other Public	total acres	% of total area	13
Total Quasi-Public	total acres	% of total area	
Total Open Space	total acres	% of total area	
Total Acres	6,689		

SERVICE SYSTEMS⁸

É	ELEMENTARY SCHOOL
JM	JUNIOR HIGH SCHOOL
SH	SENIOR HIGH SCHOOL
JC	JUNIOR COLLEGE
E SM	PRIVATE SCHOOLS
SF	SPECIAL SCHOOL FACILITY
COMMUNITY PARK	COMMUNITY PARK
NEIGHBORHOOD PARK	NEIGHBORHOOD PARK
COMMUNITY LIBRARY	COMMUNITY LIBRARY
REGIONAL LIBRARY	REGIONAL LIBRARY

Total Commerce

Total Commerce	total acres	% of total area
	568	9

Total Industry

Total Industry	total acres	% of total area
	439	7

Total Landscaped Buffer Parking

Total Landscaped Buffer Parking	total acres	% of total area
	15	0

Total Parks & Schools

Total Parks & Schools	total acres	% of total area
	878	13

Total All Other Public

Total All Other Public	total acres	% of total area
	13	

Total Quasi-Public

Total Quasi-Public	total acres	% of total area
	13	

Total Open Space

Total Open Space	total acres	% of total area
	1	

CIRCULATION

—	FREEWAY
—	DIVIDED MAJOR HIGHWAY
—	MAJOR HIGHWAY
—	SECONDARY HIGHWAY
—	COLLECTOR STREET
—	LOCAL STREET ⁹
—	RAPID TRANSIT STATION
—	RAILROAD
—	BICYCLE & EQUESTRIAN TRAIL
•••••	PEDESTRIAN WAY

NOTES: (SEE LEGEND AND MAP)

1 Corresponds to Height District No. 1.

2 Highway Oriented and Neighborhood Commercial are intended to be limited to three stories or 45 feet.

3 Gas stations in Neighborhood Commercial are intended to be allowed by conditional use only.

4 Corresponds to an average Height District No. 1 with a maximum of Height District No. 2.

5 This description refers to commercial-recreational activities such as miniature golf courses, athletic fields, tennis courts, swimming pools, archery, pistol or golf ranges, etc.

6 Industrial areas are intended to be limited to three stories or 45 feet.

7 Gross acreage includes streets.

8 Open-face symbols indicate proposed facilities.

9 Local Streets are not a part of this plan, and are shown for reference only.

10 The Plan proposes a special study to redesign the problem intersections shown by heavy dash lines.

11 Preferred use of this area is for a drive-in theater, under a conditional use and height limit.

12 This area may be approved for the RD2 Zone if the development of low and moderate income housing is insured to the satisfaction of the City Planning Commission and the City Council.



U.C. BERKELEY LIBRARIES



C124878657

Tom Bradley, mayor

CITY COUNCIL

Pat Russell, president

Ernani Bernardi

Hal Bernson

Marvin Braude

David S. Cunningham

Robert C. Farrell

John Ferraro

Howard Finn

Joan Flores

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Joel Wachs

Zev Yaroslavsky

Ira Reiner, city attorney

James Hahn, controller

CITY PLANNING COMMISSION

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For further information regarding this plan, please contact
Raymond I. Norman, Secretary, City Planning Commission,
485-5071 refer to C.P.C. 23488

AMELIA EARHART

First Woman Aviator
To Fly The Atlantic Ocean
Lost At Sea In 1937
During Her Around-The-World Flight

Council File No. 74-2336 & S,S-1,S-2

Amended Amended

APPROVED: CITY PLANNING COMMISSION
ADOPTED: CITY COUNCIL

12-6-73 3-11-75	11-30-78 2-21-79	1- 6-83 1-26-83
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printed: 1-78, 11-81, 5-84